विकास योजना - लोणावळा महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये वगळलेल्या

१९६६ चे कलम ३१(१) अन्वयं वगळलेल्या क्षेत्राची विकास योजना प्रसिद्धः करणेबाबत-

महाराष्ट्र शासन नगर विकास विभाग,

शासन निर्णय क्र.टिपीएस १८९६/७५१/प्र.क्र.८२/अ/९६/नवि १३

मंत्रालय, मुंबई : ४०० ०३२, दिनांक : २९ जून, २००५.

शासन निर्णय:- सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(वि.रा. कारुळकर) अयर संविध

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे. उपसंचालक, नगररचना, पुणे विभाग, पुणे, सहायक संचालक, नगर रचना, पुणे शाखा, पुणे मुख्याधिकारी, लोणावळा नगरपरिषद, लोणावळा व्यवस्थापक, यंखडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती की, सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या राजपत्राच्या भाग - १, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी ५ प्रती हया विभागास, संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगररचना, पुणे विभाग, पुणे, सहायक संचालक नगररचना, पुणे शाखा, पुणे व मुख्याधिकारी, लोणावळा नगरपरिषद, लोणावळा यांना पाठवाव्यात.)

र्कक्ष अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंवई

त्यांना विनंती करण्यात येते की, सदरहू नांटीस शासनाच्या वंबसाईटवर प्रसिद्ध करावी.

निवडनस्ती (कार्यासन नृवि-१३)

NOTICE **GOVERNMENT OF MAHARASHTRA** URBAN DEVELOPMENT DEPARTMENT Mantralaya . Mumbai-400 032.

Dated: - 29th June, 2005.

No.TPS 1896/751/CR-82 /A/96/UD-13

Maharashtra Regional & Town Planning Act, 1966

Whereas, the Lonavala (District Pune) Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority (hereinafter referred to as "the said Planning Authority) for the area under its jurisdiction, by its Resolution No.32, dated 26.07.1988 made a declaration under Section 38 read with Section 23 (1) of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") of its intention to revise the Development Plan for the area within its jurisdiction and notice of such declaration was published at Page No.1341 of the Maharashtra Government Gazette, Pune Supplement dated 25.08.1988;

And whereas, the said Municipal Council after carrying out the survey of the entire area within its jurisdiction, prepared the Draft Development Plan (Second revised) of Lonavala (hereinafter referred to as "the said Development Plan") & published the said Development Plan under section 26 of the said Act wide Resolution dated 24.01.1994 and published a notice to that effect for inviting suggestions/objections from public in Maharashtra Government Gazette, Pune Division dated 10.02.1994 on Page No. 272 and 273;

And whereas, in accordance with provision of section 30 of the said Act, the said Planning Authority is required to submit the said Development Plan to Government for sanction within a period of 12 months (from the date of publication of above said notice dt.10.2.1994) provided that the State Government may on application by the said Planning Authority extent from time to time, the said period by such further period as may be specified in the order, but not in any case exceeding 24 months in aggregate and as such the said Planning Authority has to submit the said Draft Development Plan to the Government for sanction before, in any case, 9.2.1997

And whereas, in the opinion of the State Govt., the said Planning Authority, neglected to perform its duties imposed upon it under the provisions of the said Act, in regard to submission of said Draft Development Plan to Government for sanction within a specified time limit;

And whereas, in exercise of the powers conferred by sub-section 1 of section 162 of the said Act and all powers enabling in that behalf, the Government of Maharashtra appointed Deputy Director of Town Planning, Head Office, Pune to be an officer (hereinafter referred to as "the said Officer.") for performing the duties of the said Planning Authority under section 27,28,29,30 of the said Act vide Order No. TPS -1896/751/CR-82/96/UD-13 dt. 23.5.1996:

And whereas, after considering the suggestions and objections received from the public to the proposals of the said Development Plan, the said Officer made some modifications in the said Development Plan under section 28

(4) of the said Act and submitted the said Development Plan under Sub-section (1) of Section 30 of the said Act on 6.2.1997 to Government of Maharashtra for sanction;

And whereas, the State Government has extended the period under Section 31 (1) of the said Act for sanctioning the said Development Plan for the period from 6.2.1997 to 15.7.2005 vide Notification, Urban Development Department No. TPS 1896/751/CR-82-96/96/UD-13, dated 28th June, 2005.

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has proposed to make certain modifications which are of a substantial nature, in the said Development Plan as specified in the Schedule appended hereto;

WAS WELLING Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby.

> gives notice inviting suggestions and/or objections from (a) any person in respect of the proposed modification as specified in Schedule appended hereto within the period of 60 (Sixty) days from the date of publication of this notice in the official Gazette,

appoints the Deputy Director of Town Planning, Head Office, Directorate of Town Planning, Central Building, Pune to whom the suggestions /objections referred to (a) above shall be addressed, as an officer under Section 31(2) of the said Act, to hear all the persons who will file suggestions or objections within the stipulated period, and submit his report thereon to Government.

NOTE:-

Plan showing proposed substantial modifications has been kept open for inspection of the general public in the following offices during office hours on all working days :-

- (a) The office of the Lonavala Municipal Council, Lonavala.
- (b) The Deputy Director of Town Planning, Head Office, Directorate of Town Planning, Central Building, Pune.
- (c) The Assistant Director of Town Planning, Pune Branch, Pune.

All suggestions or objections which may be received by the Deputy Director of Town Planning, Head Office, Directorate of Town Planning, Pune within the aforesaid stipulated period will be duly considered.

> (d) This notification is also available on Government web site www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra.

healtrass (V.R. Karulkar)

Under Secretary to Government.

Development Plan of Lonavala (Second Revision) Accompaniment of Government Notification No.TPS-1896/751/CR-82-96/A/96/UD-13 Dated 29th June, 2005.

		Dated 29					
			iule - II				
	Modifications of Substantial Nature						
Excl	Site No./ S.No./ Gat	Proposals as per	Proposals as per the	Modifications of			
uded	No. etc.	the Development	Development Plan	Substantial Nature as			
Part		Plan published	submitted to the	proposed by Govt.			
No.		under Section 26	Govt. for sanctioned				
	•	of the M.R. &T.P.	u/s 30 of the M.R.				
	. •	Act, 1966	&T.P. Act, 1966				
	2.	3.	4	5.			
1.		Site No.20 B	Site No.20 B	Site No. 20B Primary			
EP-1	Site No.20 B	Primary School &	Primary School &	School & Play Ground is			
	Primary School &	Play Ground	Play Ground	proposed to be included			
	Play Ground	Flay Oldana	, idy distance	in Site No.9 Picnic Park,			
				Swimming Pool & Boat			
				Club as shown on the			
				Plan.			
EP-2	S.No.8 Tungarli	Industrial Zone	Industrial Zone	The land bearing 5.No.8			
EF-4	3.140.0 Tuligatii	maconal zona		Tungarii is proposed to be			
				deleted from industrial			
				Zone & included in			
				Residential Zone.			
EP-3	Site No.61-A Public	Site No.61-A	Site No.61-A Public	Site No.61 A Public			
EF-3	Latrine R.S. No. 57	Public Latrine	Latrine	latrine is proposed to be			
	P.No.19	,		deleted and land included			
	1.10.10			in Residential Zone.			
EP-4	CTS 279 Khandala	Residential Zone	Residential Zone	The land bearing CTS			
L-1 -	0,02,010.00.00.00			No.279 Khandala is			
				proposed to be included			
				in Congested area. The land bearing R.S			
EP-5	R.S.No.1, 2 Tungarli	Congested Area	Congested Area	The land bearing R.S			
				No.1, 2 Tungarli is proposed to be Excluded			
-				from Congested area.			
			1	The lands bearing			
EP-6	R.S.No. 13 to 26,	Congested Area	Congested Area	R.S.NO. 13 to 26, 221			
	221 etc. of village			etc. of village Lonavala			
	Lonavala			are proposed to be			
				Excluded from			
				Congested area.			
		1 1 1 1 1	Congested Area	The lands bearing .S.NO.			
EP-7		Congested Area	Congested Area	125 (Pt),126(pt)			
	(Pt),126(pt) Thomre-		· ·	Thomrewadi are proposed			
	wadi			to be Excluded from			
				Congested area.			
L	1						

r			ing the state of t	
EP-	School & Play Ground Site No. 25, Shopping Centre & Dispensary	Primary School &	Ground Site No. 25.	School & Play Ground
EP-9	Walwan lake	D.P.Róad	D.P.Road	The Road approaching towards Walwan lake is proposed to be shown as Existing Road Instead of D.P. Road
EP- 10	S.No. 141, 142(pt), 147, 147-1, 148, 149 Tungarli	S.No.141, 142, 161 — Public- Semipublic Zone	S.No.141, 142, 161 - Public-Semipublic Zone	The lands bearing S.No. 141, 142, 161 Tungarli are proposed to be deleted from Public Semipublic Zone and to be included in Residential Zone.
EP- 11	S.No.199, CTS-278,279,280 Tungarli	Public-Semipublic Zone	Public-Semipublic Zone	The lands bearing S.No.199,CTS-278,279, 280 Tungarli are proposed to be deleted from Public Semipublic Zone and to be included
EP- 12	15 mt. Road passing through S.No.31,32 Lonavala	15 Mt. D.P. Road	15 Mt. D.P.Road	In Residential Zone. The alignment of 15 mt. Road passing through S.No.31,32 Lonavala is proposed to be shifted towards Eastward as shown on the Plan and
				the area released due to this shifting is included in Site No.79 Sports Complex and the area of S.No.31 under road alignment as per published plan is
EP. 13	S.No.5+6/2 Nangar gaon	Layout Open Space	Layout Open Space	included in Residential Zone The area out of S.No. 5+6/2 (pt) Nangargaon is proposed to be shown as Existing Cremation
4	S.No.33 Nangargaon Site No.55 Shopping Centre	15 Mt. D.P.Road and Site No.55, Shopping Centre	15 Mt. D.P.Road and Site No.55, Shopping Centre	Ground. Site No.55 Shopping Center is proposed to be deleted and included in residential Zone.

				Oit - No 40 Drimons
EP-	Site No.12 Khadala	Site No.12,	Agricultural Zone	Site No.12 Primary
15		Primary School &	and Express way.	School and Play Ground
		Play Ground	}	is proposed to be deleted
		1 lay Cioana	Ţ	and the land is proposed
			!	to be included in
			,	
1				Agriculture Zone &
				Express Way.
		CAN D. D. Doord	Road deleted.	The 9 mt. Wide Road
	\$.No.38 to 40	9 Mt.D.P.Road	Road deleted.	Passing through S.No.38
16	Khandala 9 mt.			Passing unough circles
	Road			Khandala is proposed to
- · · •			and services in	be deleted
.			85 T S . 1	OTO.
EP-	CTS 151 S.No.161	Public-Semipublic	Public-Semipublic	The lands bearing CTS
		Zone	Zone	151 S.No.161 Tungarli is
17	Tungarli	Zone	20110	proposed to be deleted
1				from Public Semipublic
			·	IIOIII FUDIIC Semipuono
				Zone and included in
į				Residential Zone.
		Aleture Deserve	Nature Reserve	Approximately 12000
EP-	S.No.72-B Walwan	Nature Reserve	1	sq.mt. area out of
18		Zone	Zone	ON TO DIALeton in
			1	S.No.72-B Walwan is
				proposed to be reserved
				for site of Environmental
				Education.
1				Eddoasot.
		•**-		
	,	1 4		
				<u>;</u>
		OH- N- OF A	Site No.35A, Weekly	The Northern portion of
EP-	CTS. 142 Tungarli	Site No.35A,		CTS.142 Tungarli
19	Site No.35-A	Weekly Market,	Market, Shopping	admeasuring about 2000
		Shopping Centre,	Centre, Veg. Market	agineasuring about 2000
		Veg. Market and	and Parking	sq.mt. is proposed to be
		Parking		reserved for Site No.35-A
		, carraing		Weekly market, Shopping
	·			Center, Veg. Market and
		1		Destring authors to the
				Parking subject to the
		1		condition that the land
	La Salana de La Caración de Ca			under reservation is to be
			1	handed over to municipal
	1 · · · · · · · · · · · · · · · · · · ·	ţ	1	
	1	l .		Council from of coef and
				Council free of cost and
			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	remaining area of site
				remaining area of site No.35-A is to be deleted
				remaining area of site
				remaining area of site No.35-A is to be deleted to be included in
				remaining area of site No.35-A is to be deleted to be included in Residential Zone.
EP-	S.No.39,38,36,9	Residential Zone	Residential Zone	remaining area of site No.35-A is to be deleted to be included in Residential Zone. The lands bearing
EP- 20	S.No.39,38,36,9 Khandala	Residential Zone	Residential Zone	remaining area of site No.35-A is to be deleted to be included in Residential Zone. The lands bearing S.No.39,38,36,9
		Residential Zone	Residential Zone	remaining area of site No.35-A is to be deleted to be included in Residential Zone. The lands bearing S.No.39,38,36,9 Khandala are proposed t
		Residential Zone	Residential Zone	remaining area of site No.35-A is to be deleted to be included in Residential Zone. The lands bearing S.No.39,38,36,9
		Residential Zone	Residential Zone	remaining area of site No.35-A is to be deleted to be included in Residential Zone. The lands bearing S.No.39,38,36,9 Khandala are proposed to be deleted from
		Residential Zone	Residential Zone	remaining area of site No. 35-A is to be deleted to be included in Residential Zone. The lands bearing S.No. 39,38,36,9 Khandala are proposed t be deleted from Residential Zone and
		Residential Zone	Residential Zone	remaining area of site No.35-A is to be deleted to be included in Residential Zone. The lands bearing S.No.39,38,36,9 Khandala are proposed t be deleted from Residential Zone and included in Agricultural
		Residential Zone		remaining area of site No. 35-A is to be deleted to be included in Residential Zone. The lands bearing S.No. 39,38,36,9 Khandala are proposed t be deleted from Residential Zone and included in Agricultural Zone.
20	Khandala		Residential Zone S.No.55, Partly	remaining area of site No. 35-A is to be deleted to be included in Residential Zone. The lands bearing S.No. 39,38,36,9 Khandala are proposed to be deleted from Residential Zone and included in Agricultural Zone. The lands bearing \$.No.
20 EP-	Khandala S.No.55(pt),56(pt),	S.No.55, Partly	S.No.55, Partly	remaining area of site No. 35-A is to be deleted to be included in Residential Zone. The lands bearing S.No. 39,38,36,9 Khandala are proposed to be deleted from Residential Zone and included in Agricultural Zone. The lands bearing \$.No.
20	Khandala	S.No.55, Partly Residential Zone,	S.No.55, Partly Residential Zone,	remaining area of site No. 35-A is to be deleted to be included in Residential Zone. The lands bearing S.No. 39,38,36,9 Khandala are proposed t be deleted from Residential Zone and included in Agricultural Zone. The lands bearing \$.No. S.No. 55(pt),56(pt),57(pt)
20 EP-	Khandala S.No.55(pt),56(pt),	S.No.55, Partly Residential Zone, Partly Agricultura	S.No.55, Partly Residential Zone, Partly Agricultural	remaining area of site No.35-A is to be deleted to be included in Residential Zone. The lands bearing S.No.39,38,36,9 Khandala are proposed to be deleted from Residential Zone and included in Agricultural Zone. The lands bearing \$.No. S.No.55(pt),56(pt),57(pt) Bhushi are proposed to
20 EP-	Khandala S.No.55(pt),56(pt),	S.No.55, Partly Residential Zone, Partly Agricultural Zone	S.No.55, Partly Residential Zone, Partly Agricultural Zone S.No.56,	remaining area of site No. 35-A is to be deleted to be included in Residential Zone. The lands bearing S.No. 39, 38, 36, 9 Khandala are proposed to be deleted from Residential Zone and included in Agricultural Zone. The lands bearing S.No. S.No. 55(pt), 56(pt), 57(pt) Bhushi are proposed to be deleted from
20 EP-	Khandala S.No.55(pt),56(pt),	S.No.55, Partly Residential Zone, Partly Agricultura	S.No.55, Partly Residential Zone, Partly Agricultural	remaining area of site No.35-A is to be deleted to be included in Residential Zone. The lands bearing S.No.39,38,36,9 Khandala are proposed to be deleted from Residential Zone and included in Agricultural Zone. The lands bearing \$.No. S.No.55(pt),56(pt),57(pt) Bhushi are proposed to

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EP- 22	S.No. 101,102,103, 104,105 (all parts) Khadala	S.No.57, partly Residential Zone & partly Agricultural Zone Partly Residential Zone and partly Nature Reserve Zone	S.No.57, partly Residential Zone, partly Agricultural Zone & partly Expressway Partly Residential Zone and partly Nature Reserve Zone	Zone as shown on plan. The lands bearing S.No. 101,102,103,104,105 (all parts) are proposed to be deleted from Nature Reserve Zone and included in Residential
EP- 23	S.No.157 Khandala	Public-Semipublic	Residential Zone	Zone. The land bearing
		Zone		S.No.157 Khandala is proposed to be deleted from Public Semi-public Zone and included in Residential Zone.
EP- 24	Express Way alignment		Expressway Alignment	The Alignment of Express Way approved by Govt. is shown on the Plan. Due to the said alignment of Express Way, necessary changes of alignment of
				D.P.Roads are also shown on Plan.
EP- 25	C.T.S. 231/A+B, 232/A+B (part) Khandala	Public-Semipublic Zone	9 Mt. Road and Residential Zone	The lands bearing C.T.S. 231/A+B, 232/A+B (part) Khandala are proposed to be deleted from Public-Semi public Zone and included in Residential Zone.
EP- 26	9 mt. wide Road passing through CTS 231A,232 A+B, 225 Khandala	9 Mt. Road	9 Mt. Road	The alignment of 9 mt, wide Road passing through CTS 231A,232 A+B, 225 Khandala is proposed to be changed as shown on plan. And the area released due to this change is proposed to be included in Residential Zone,
EP- 27	S.No.143,119, Lonavala	Water Body	Residential Zone	The approximate area about 2000 sq.mt. out of S.No.143,119shown under duct line is proposed to be included in Residential Zone as shown on Plan.

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₽- 28	S.No.56 Tungarli Site No.39 Play	Site No.39, Play Ground	Partly Site No.39, Play Ground and	The area about 3320 Sq.mt out of S.No.56 Tungarli is proposed to be
	Ground	<u>-</u>	parity Residential Zone	deleted from Site No.39 Play Ground and included in Residential Zone.
			Cinting Oremation	The boundary of Existing
₽- 29	Existing Cremation Ground	Residential Zone	Existing Cremation Ground & 6 Mt. Road	Cremation Ground is corrected as per site condition. Site No.52-C Extension to
EP- 30	Site No.52-C Extension to Lonavala Education Trust College	S.No.69 & 71, Public-Semipublic Zone & 12 Mt. Road	S.No.69, partly Residential Zone & partly No Development Zone, partly Water Works & 12 Mt. Road.	:Lonavala Education Trust College is proposed to be deleted and (1) area out of S.No.69(pt) Walwan is proposed to be shown as Existing Municipal Water
:			S.No.71, partly Residential Zone, partly No Development Zone & 12 Mt. Road.	works (2) Area about 8400 Sq.mt. on North Side of proposed 12 mt. Road and Area about 450 Sq.mt. on South Side of proposed 12 mt. Road out of S.No.69(pt),71 is
				proposed to be included in Residential Zone.
EP-	Area on South Side	Agricultural Zone	Partly Residential	Area about 5.60 hec. on
31	of Proposed 12 mt. road out of S.No.103,94, 95, 83, 84, 80, 68, 70 (All parts), Valvan	& 12 Mt. Road	Zone, Agricultural Zone & 12 Mt. Road Existing 9 Mt. Road	South Side of Proposed 12 mt. road out of S.No.103,94, 95, 83, 84, 80, 68, 70 (All parts) is proposed to be deleted from Agricultural Zone and included in Residential Zone. 9 mt. Road towards
EP-	9 mt. Road towards		Existing a Wir Load	Municipal Water works
32	Municipal Water works passing through S.N0.69 Walwan		0 0 No No 46	passing through S.N0.69 Walwan is shown as Existing Road instated of D.P.Road as shown on Plan. 9 mt. wide Road is
EP. 33	Site No.46 Post Office & Staff Quarters	Partly Site No.46 Post Office & Staff Quarters & partly Residential Zone	Quarters,	proposed on Northern side of reservation and Eastern boundary of reservation is proposed to be extended on Eastern
				side as shown in Blue colour on plan. Access to the land on East side of reservation is proposed by service road.

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EP- 34	Site No. 75, Post Office & Staff Quarters	Site No. 75, Post Office & Staff Quarters	Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone	Site No. 75, Post Office & Staff Quarters is proposed to be deleted & included in Residential Zone.
EP- 35	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground is proposed to be deleted & included in Residential Zone
EP- 36	CTS 187, S.No.54, Bhangar wadi	Non congested area, Residential Zone	Non congested area, Residential Zone	Land bearing S.No.54, 58 etc., Bhangarwadi are proposed to be included in Congested area as it was in sanctioned Development Plan as shown on plan.
EP- 37	S.No.72 (pt) Pangaloli	Residential Zone	Residential Zone	The area out of S.No. 72 (pt) Pangaioli is proposed to be shown as Existing Cremation Ground.
EP- 38	S.No.231 G Ward, Lonavala	Existing Cremation Ground	Existing Cremation Ground	Area out of S.No.231 admeasuring about 1210 Sq.Mt. on southern side of Existing Cremation Ground is proposed to be deleted from Existing Cremation Ground & included in Residential Zone, subject to the restrictions on development due to HFL of Indrayani river. Land bearing S.No.106
EP- 39	S.No. 106 (pt), Khandala	Partly Residential Zone, partly Nature Reserve Zone	Partly Residential Zone, partly Nature Reserve Zone	(pt) Khandala is proposed to be deleted from Nature Reserve Zone & included in Residential Zone
40	S.No. 291A, Site No.31, Shopping Centre	Site No.31, Shopping Centre	Site No.31, Shopping Centre	Site Na.31, Shopping Centre is proposed to be deleted & included in Residential Zone
EP- 41	S.No.69, 71, Walwan	Public-Semipublic Zone	S.No.69 partly Residential Zone, partly Existing Water Works, partly Agricultural Zone S.No.71, partly Agricultural Zone & partly Residential Zone	Lands bearing S.No. 69 (pt) & 71 (pt) are proposed to be deleted from Public-Semipublic Zone & included in Residential Zone. 12 Mt. D.P.Road passing through S.No.69,70,71 is proposed to be deleted & area is proposed to be

				included in Residential Zone. 9 Mt. road passing through S.No.65, 70, 69, 68 is proposed to be widened to 12 Mt. at Northern side.
EP- 42	CTS 289/1, S.No.5,8, Walwan Site No. 57B, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking is proposed to be deleted & included in Residential Zone
EP- 43	S.No.72, Tungarli	Residential Zone	Residential Zone	The layout shown on Development Plan is proposed to be corrected as per sanctioned layout plan.
EP- 44	S.No.141, Lonavala	Residential Zone`	Residential Zone	Area of S.No.141, Lonavala is proposed to be reserved for Chief Officer's Quarter as a Site No.21-A
EP- 45	S.No.59, 93, Bhushi	No Development Zone	No Development Zone	S.No.59, 93, Bhushi are proposed to be shown as "Reserved Forest"
EP- 46	S.No. 119, 120, 121, Bhushi	Site No.88, Pionic Park	Site No.88, Pionic Park	Lands bearing S.No. 119, 120, 121 are proposed to be deleted from Site No.88, Picnic Park & the said lands are proposed to be shown as No
EP- 47	S.No.46, 47, 49, 50, 52, 53, Khandala	Partly Expressway & partly Residential Zone	Partly Expressway & partly Residential Zone	Development Zone. S.No.46,47,49,50,52,53 (all parts), Khandala are proposed to be deleted from Residential Zone & included in No Development Zone
EP- 48	S.No. 17(pt), Tungarli	Water Body	Water Body	Area out of S.No.17 (pt), Tungarli which is not under submergence area of lake is proposed to be shown as No Development Zone
EP- 49	FSI allowable in Congested area	1.33	1.33	The allowable FSI in congested area is proposed to be increased from 1.33 to 1.50
EP- 50	S.No. 13/2/1, Plot No. 13,14,15 Walwan	Partty D.P.Road, partty Residential Zone & partly Industrial Zone	Partly D.P.Road, partly Residential Zone & partly Industrial Zone	Alignment of D.P.Road is proposed to be changed as shown on plan. Area released due to shifting is to be included in Residential zone.

EP-	S No 46 Khandala	D-41.53 11.40		
51	S.No.46, Khandala	Partly Site No.13		Land bearing S No. 46
101		Point partly	Point partly	Khandala near Site No.
		Expressway &	Expressway & parth	13 (Point) is proposed to
	**	partly Residential	Residential Zone	be reserved for Parking
		Zone		as shown on plan.
				Hearing to be given to
1	· ·	`		
EP-	S.No.49, Khandala	Residential Zone	Residential Zone	Forest Department.
52	- To	1 residential Zone	Residential Zone	9 Mt. wide A.P.Road is
				proposed through
1				S.No.49 connecting to
1				existing road in S.No. 44 &
				proposed D.P.Road in
			**	S.No.52 as shown on
		January State Company		plan.
EP-	S.No.88, 89 (pt), 98,	Agricultural Zone	Agricultural Zone	S.No.88, 89 (pt), 98 are
53	Bhushi		. 19. (02.12.2.2.2.12)	proposed to be deleted
1				proposed to be deleted
				from Agricultural Zone &
				included in Residential
				Zone excluding
				Expressway alignment as
<u> </u>				shown on plan.
EP-	9 Mt. road passing	9 Mt. D.P.Road	9 Mt. D.P.Road	Alignment of 9 Mt. D.P.
54	through S.No.16,19,			Road is proposed to be
	20 11 (all parts),			shifted as per sanctioned
	Lonavala (from			Development Plan.
1	Padwal Building to		The state of the s	bevelopment right
I	Cremation Ground)			
EP-	9 Mt. wide D.P.	9 Mt. wide D.P.	644	
55	Road passing		9 Mt. wide D.P.	The 9 Mt. widening of
30	thereigh OTO 4 40	Road	Road	road passing through CTS
	through CTS 143,		1	143, 144 is proposed to
	144, 145 Lonavala			be deleted as shown on
				plan.
EP-	S.No.15(pt)	Site No. 81A,	Site No. 81A,	50% part is deleted &
56	Lonavala Site No.	Veterinary	Veterinary	included in Residential
]	81A, Veterinary	Dispensary	Dispensary	Zone as shown on plan.
	Dispensary		Sioperiodi y	Zone as shown on plan.
EP-	S.No.15(pt)	Site No. 68, Post	Sia Na 60 Dad	
57	Lonavala Site No.	Office of Chaff	Site No. 68, Post	Site deleted & included in
	68, Post Office &	Office & Staff	Office & Staff	Residential Zone as
	Staff Quarters	Quarters	Quarters	shown on Plan.
EP-				
	S.No. 135,151,152,	Railway	Railway	The lands bearing S.No.
58	153,159,142,193,194			135,151,152,153,159,142,
	etc. Lonavala			193,194 etc. Lonavala are
	a			proposed to be included in
		1		Posidential
		1		Residential zone as per
		14. A. A.		sanctioned Development
				Plan, as shown on Plan.
EP-	S.No.12,13(pt),14(pt)	S No 40 D 44		
59	5.140.12,13(pt),14(pt)	S.No.12 -Public	S.No.12 -Public Semi	S.No.12(pt)- Existing Play
		Semi Public Zone	Public Zone	Ground and S.No.13(pt),
	Site No.62- Extension		S.No.13(pt), 14(pt)	14(pt) Site No.62 is
	to Municipal Play	Site No.62-	Site No.62-Extension	proposed to be reserved
	Ground	Extension to	to Municipal Play	for Sports Complex as
		Municipal Play	Ground	shown on Plan.
l		Ground		The F.S.I. for
				commercial and Sports

				allied users will be permitted in consultation with Govt. of Maharashtra
EP- 60	Provisions in D.C. Rules	subdivision/layout of land and building permission for various kinds of	Section 5 (7): Building Permit Fee. As one of the conditions under Section 45(1) (ii) of M.R. & T.P. Act and Section 338 of M.M.Act, the building permit application fee shall	Section 5 (7): Building Permit Fee. As one of the conditions under Section 45(1) (ii) of M.R. & T.P. Act and Section 338 of M.M.Act, the building permit application fee shall be as prescribed below:-
	Proceedings of the control of the co	building shall be as determined/prescr ibed by the Municipal Council from time to time.	be as prescribed below:- (i) Subdivision of land or development work. Area to be Rs. Developed 1 Ha. 150/-	(i) Subdivision of land or development work. Area to be Rs. Developed 1 Ha. 150/-
			1 Ha. 150/- 1-2.5 Ha. 300/- 2.5-5 Ha. 450/- Above 150/- 5 Ha. Additional for every 5 Ha. above Rs.450/-	1-2.5 Ha. 300/- 2.5-5 Ha. 450/- Above 150/- 5 Ha. Additional for every 5
			(ii) Residential Buildings : Total Covered Rs. Area on all Floors	(ii) Residential Buildings Total Covered Rs. Area on all Floors
<u>\$19</u> 08 ↓ (4)			Upto 60 S.M. 10/- Upto 150 S.M. 50/- Above 150 S.M. 100/- & upto 300 S.M. Above 300 S.M. charge Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.250/-	Above 150 S.M. 100/- & upto 300 S.M. Above 300 S.M. charge Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.260/-
		H	(iii) Commercial (mercantile), Business, Assembly, Hazardous & Storage Buildings (i.e. shops, showrooms, business offices, godowns,	(iii) Commercial (mercantile), Business, Assembly, Hazardous & Storage Buildings (i.e. shops, showrooms, business offices, godowns, warehouses, banks, cinemas, theatres clubs etc.)

	cinemas, theatres,	
	clubs etc.)	
		Total Covered Rs.
	Area	- Area 150 S.M. 200/-
	150 S.M. 200/- for every 100/-	for every 100/-
	additional	additional Additional
	150 S.M Additional	
	for every 150 S.M.	150 S.M. above Rs.
	aboveRs.	200/-
	200/-	subject to maximum of
	subject to maximum	Rs.1000/-
	of Rs.1000/-	
	(iv) Public Building	(iv) Public Building (for
	(for educational,	educational, religious &
	religious &	charitable use)
	charitable use)	
	Total Covered Rs.	Total Covered Rs.
14 14 14 14 14 14 14 14 14 14 14 14 14 1	Area	Area
	150 S.M. 25/-	150 S.M. 25/-
	More than 25/-	More than 25/-
	150 S.M. Additional	150 S.M. Additional
	for every	for every 150
	150 S.M.	S.M. above
A STATE OF S	above Rs.	Rs.25/- subject
	25/- subject	
A service of the serv	to maximum of Rs.100/-	Rs.100/-
	(v) industrial	(v) Industrial Building
	Building	
	Total Covered Rs.	Total Covered Rs.
	Area	∧i ≠a
		150 S.M. 200/-
	150 S.M. 200/-	
	Every additional 150 S.M. or 100/-	150 S.M. or part thereof 100/-
Fig. 1 (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	Additional	Additional
	for every	for every 150
	150 S.M.	S.M. above Rs.200/-
	above Rs.200/-	subject to
	subject to	maximum of
	maximum	Rs.1000/-
	of Rs.1000/- (vi) Compound wall	(vi) Compound wall : It
	: It should be a	should be a minimum of
	minimum of Rs.5/- for	Rs.5/- for walls upto 100
	walls upto 100	running mts. and further
	running mts. and	increase the fee on the
	• • •	

further increase the fee on the same scale.

5.7.1 The Fixation of these fees shall be governed by the following:

(a) For re-erection of existing building, the fees chargeable shall be the same as erection of new building.

(b) For additions and alterations in the existing building, the fees shall be chargeable on the added/altered portions only, on the same scale as for a new building.

(c) For revised plan of a building, which the authority has already sanctioned, the fees ohargeable shall be 1/4th of the fees chargeable on the original plan.

(d) In case of additions and alterations of building, if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.

(e) In case of basements, for the

(e) In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.

-(§ In-the case of buildings with principle & subsidiary occupancies, in which the fees leviable are

same scale.

6.7.1 The Fixation of these fees shall be governed by the following:

(a) For re-erection of existing building, the fees chargeable shall be the same as erection of new building.

(b) For additions and alterations in the existing building, the fees shall be chargeable on the added/altered portions only, on the same scale as for a new building.

(c) For revised plan of a building, which the authority has already sanctioned, the fees chargeable shall be 1/4th of the fees chargeable on the original plan subject to the condition that the covered area of the building has not increased than in the original sanctioned plan. (d) In case of additions and alterations of building, if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.

(e) in case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.

(f) In the case of buildings with principle & subsidiary occupancies, in which the fees leviable are different, then the fees for the total

5.13.4 (b) : Take suitable action against the licensed technical person concerned.

be calculated as per the rates for individual occupancies. (g) In case of repetitive type of residential buildings. the building permit fees shall be calculated only for each type of building block/ scheme, based on which the other buildings are constructed. **5.7.2**: The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall, in no case be refunded. 5.13.4 (b) Take suitable action against the licensed technical person or the architect concerned which may include cancellation of license and debarring him from further practice for period upto 3 years. 12.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 30 buildings per gross

different, then the

fees for the total

Provided that the tenement density in such group housing schemes in lands

hect.

building scheme shall be calculated as per the rates building scheme shall for individual occupancies.

> (g) In case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of building block/ scheme, based on which the other buildings are constructed.

5.7.2: The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application but the fees paid shall, in no case be refunded

5.13.4 (b) Take suitable action against the licensed technical person or the architect concerned which may include cancellation of license and debarring him from further practice for period upto 3 years.

12.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 30 buildings per gross hect.

Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha, in area shall not exceed 60 per gross hectare.

more than 0.4 Ha. in area shall not exceed 60 per gross hectare. (b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)

12.5.3 (b) Petrol station shall not permitted within a distance of 91.5 Mt. from any junction of roads.

(c) Petrol station shall not be sited on the convex side of a road curve in case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of atleast 91.5 Mt. and vice-versa, a petrol station may be permitted such a convex curve.

(d) Petrol station shall not be sited within a distance of 91.5 Mt. from the nearest gate of school, hospital, theater_place of assembly or stadium. (e) In the case of kiosks and other buildings for sale office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.5 Mt. Further the other clearances for the installations shall be as per the

(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)

12.5.3 (b) Petrol station shall not permitted within a distance of 91.5 Mt. from any junction of roads.

(c) Petrol station shall not be sited on the convex side of a road curve in case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of atleast 91.5 Mt. and vice-versa, a petrol station may be permitted such a convex curve.

- (d) Petrol station shall not be sited within a distance of 91.5 Mt. from the nearest gate of school, hospital, theater, place of assembly or stadium.
- (e) In the case of kiosks and other buildings for sale office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.5 Mt. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.

Petroleum Rules of 1937.

13.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 15 buildings per gross hect.

Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha, in area shall not exceed 30 per gross hectare. (b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)

13.4.3 (a) In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 15 buildings per gross hect.

Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 30 per gross hectare.

- (b) The permissible built up area for the group housing schernes in lands more than 0.4 hect. shall not exceed 33.33% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)
- (c) Layout of Group
 Housing Schemes:(i) The minimum widths of internal roads in a group housing schemes shall be as follows:Length of Roads Min.
 Width
 75 mt. or less 4.5 mt.

75 mt. or less 4.5 mt. More than 75 mt. 7.5 mt. Provided that where an internal Road more than 75 mt. in length but serving access to buildings on one side only, the min. width may be 4.5 mt.

(i) The minimum marginal open spaces in a group housing schemes shall be as under:

(a) from internal

(a) from interna roads

3.0mt.

		(b) from any boundary of the plot & rear side of a building 4.5mt. (c) from any boundary of the plot & side of a building 3.0 mt (d) between two buildings side to side 6.0mt (e) between two buildings back to back 9.0mt. (f) from any public road either existing or proposed 4.5 mt. or as prescribed under the Ribbon Development Rules In respect of classified roads whichever is more. (iii) One or more open speces or gardens or play grounds admeasuring in aggregate not less than 10% of the area of the land under layout shall be provided, centrally located as for as possible, in a layout of group housing scheme of land admeasuring more than 0.4 hectare.
		- Low William

(V.R.Karulkar)
Under Secretary to Government.